

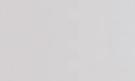
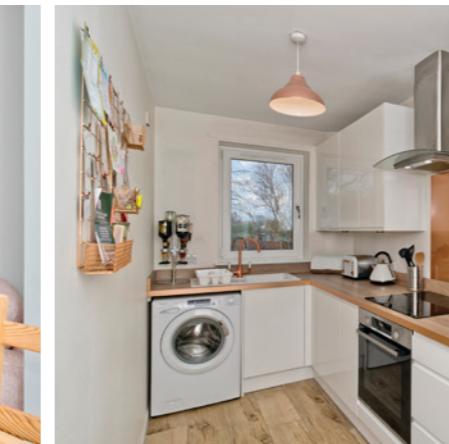
56/4 MOIRA TERRACE

Part of a modern development in popular Craigentinny, this two-bedroom, first-floor flat offers a convenient location for those looking to live near Portobello and still be within easy reach of Edinburgh city centre. The home is well-presented throughout and it provides bright and airy accommodation, including a modern kitchen and bathroom. Furthermore, it has access to communal gardens and private parking.

The flat is reached via a secure shared entrance and stairwell, its front door opening into a central hall connecting to all accommodation. It offers two built-in cupboards and leads right into the living/dining room. Here, neutral décor is paired with subtle accent walls and an easy-upkeep floor, creating an elegant environment for everyday use. There is floorspace for comfy lounge furniture and there is a box bay window that forms the perfect setting for a table and chairs. A modern fireplace frames the room with a focal point. The kitchen is next door. It sports a modern design and colour palette, fitted with white cabinets and complementary worksurfaces. It also comes with a selection of seamlessly integrated appliances. Set side by side, the two double bedrooms both feature light décor and easy-to-maintain flooring. In addition, the principal bedroom benefits from a built-in wardrobe, whereas the second bedroom (with built-in storage) showcases the home's versatility being arranged as an office. A bathroom with modern décor and a three-piece suite completes the accommodation. It is fitted with a bath, an overhead shower, a washbasin, a toilet, and a towel radiator.

Externally, the development is flanked by lawned communal gardens and it provides private residents' parking.

Extras: integrated kitchen appliances and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

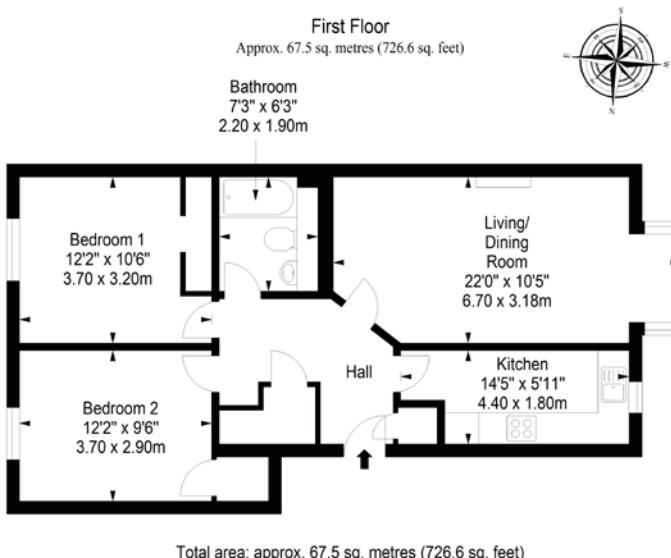
- Bright & airy first-floor flat
- Part of a modern development
- Convenient setting in Craigentinny
- Well-presented interiors
- Central hall with built-in storage
- Living/dining with box bay window
- Modern fitted kitchen
- Two double bedrooms
- Three-piece bathroom
- Lawned communal gardens
- Private residents' parking

EPC RATING: **C**

COUNCIL TAX BAND: **D**

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



CRAIGENTINNY, EDINBURGH

ying north-east of Edinburgh, the suburb of Craigentinny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop

rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.